

6a New Road, Milnathort



Law Location Life

6a | New Road | Milnathort

Ideally located in the centre of Milnathort, this spacious 2 Bedroom Ground floor Apartment presents a fantastic opportunity for first-time buyers or investors. While some cosmetic upgrading is required, the property offers great potential to create a comfortable and stylish home in a sought-after location.

The accommodation comprises; Entrance Vestibule, Generously Proportioned Sitting/Dining room with adjacent Kitchen, Inner Hallway, 2 Bedrooms and Shower Room.

Further benefits include double glazing, an electric heating system, low maintenance private garden area to the rear – perfect for relaxing or entertaining and on street parking to the front.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is gained to the front into the entrance vestibule. There is a large built-in storage cupboard, laminate flooring and door through to the sitting/dining room.

Sitting/Dining Room

A good sized reception room with laminate flooring, window to the front, open plan access to the adjacent kitchen and door to the inner hallway.

Kitchen

The kitchen is fitted with storage units at base and wall levels, with worktop surfaces, splash back tiling and stainless steel sink. There is an integrated electric hob and oven, space and plumbing for a washing machine and other appliances.

Inner Hall

There is a small internal hallway with laminate flooring and doors providing access to 2 bedrooms and a shower room.

Bedroom 1

A double bedroom with window to the rear, laminate flooring and fitted double wardrobe with mirrored doors.

Bedroom 2

A double bedroom with laminate flooring, window to the rear and fitted wardrobes with mirrored doors.

Heating

Electric heating.

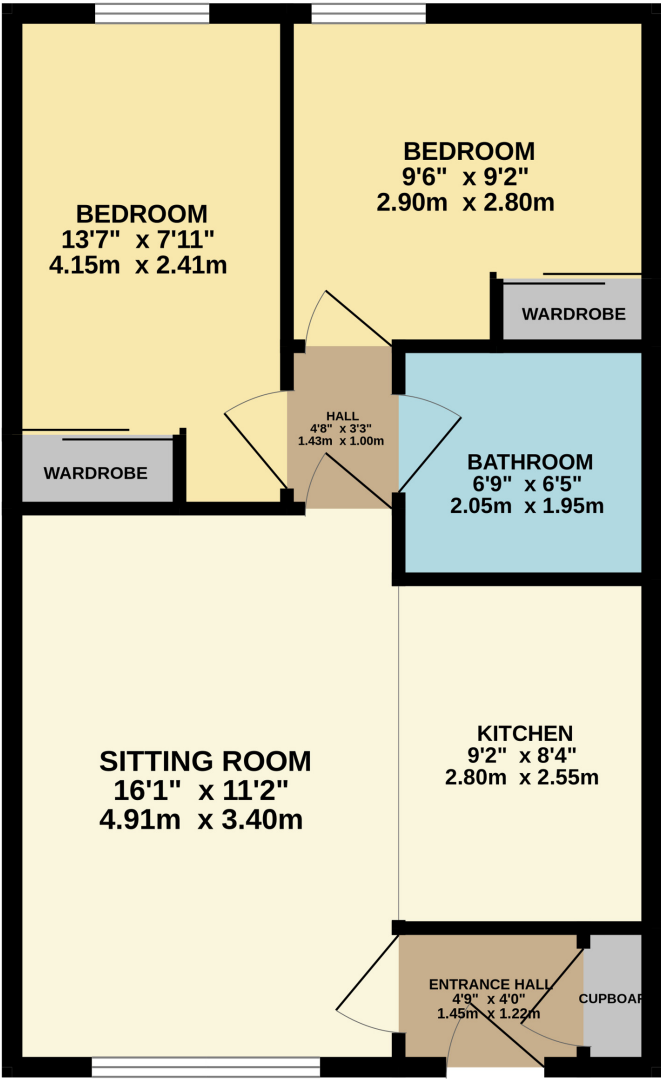
Garden

There is a low maintenance South facing garden to the rear of the property. This area includes a patio with drying area and there is also a garden shed.

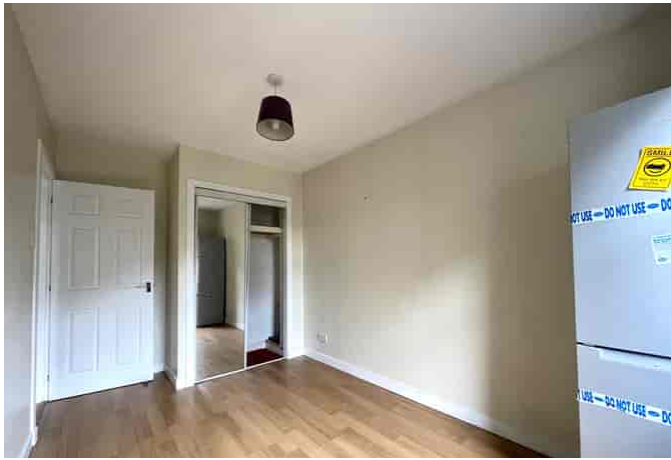
Parking

On-Street parking is generally available to the front of the property.

GROUND FLOOR



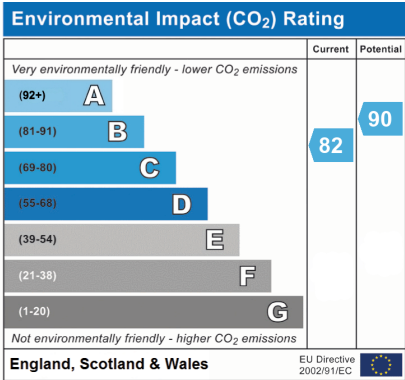
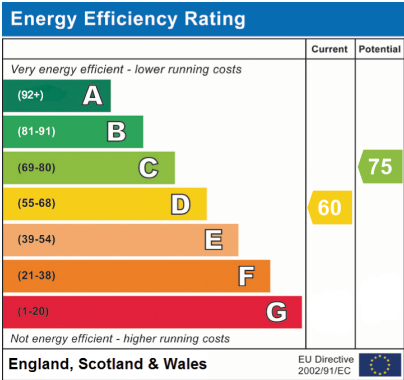
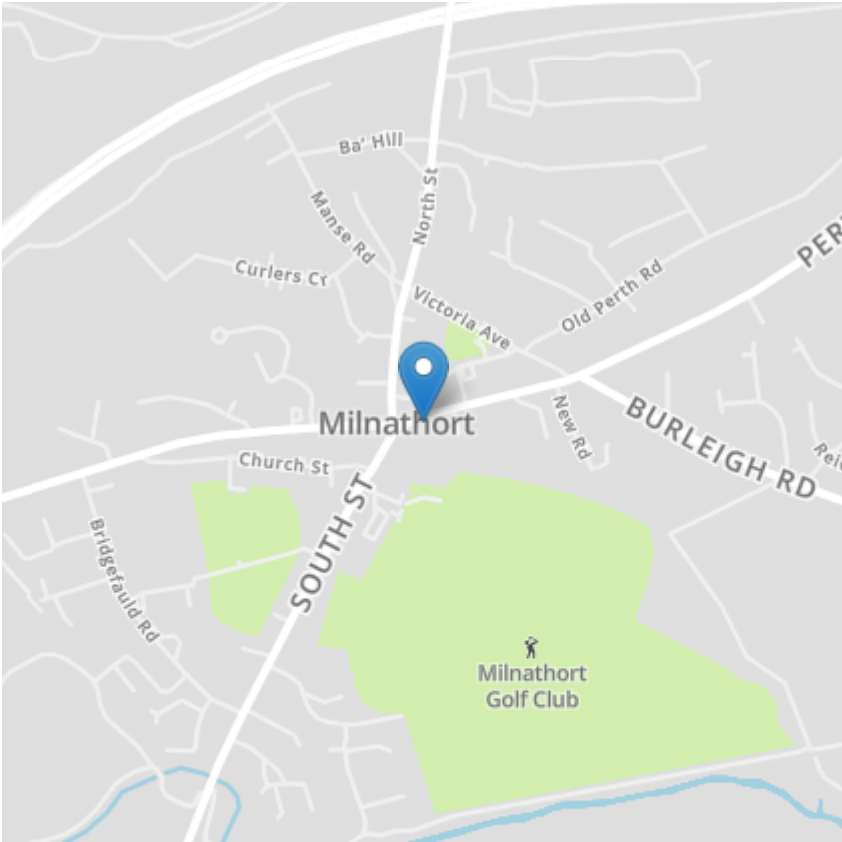
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEW ROAD, MILNATHORT - A BETTER PLACE TO LIVE

Milnathort is a convenient country village becoming increasingly attractive to commuters as it is close to the major centres yet lies in a pleasant rural environment. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, including Dollar Academy, are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

